

## MINUTES

### MEETING OF THE CONDOMINIUM REVIEW BOARD AUGUST 29, 2005

**Board members present:** Robert Racicot, Elizabeth Medeiros,  
John Cangiamila and William Medeiros

**Absent – Kenneth Joyce**

**The following hearings were conducted:**

**102 Lexington Avenue:** Application of Kevin Guarnotta, for a Removal Permit for Two Units - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family – Purchased vacant

On a Motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 102 Lexington Avenue.

**24 Gibbens Street:** Application of Stephen Ballard, for a Removal Permit for Unit Two and a Certificate of Exemption for Unit One - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family - Purchased August 2001

Unit One owner occupied –  
Unit Two vacant since September 2004 – moved closer to T

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two and a Certificate of Exemption for Unit One located at 24 Gibbens Street.

**11-15 Belknap Street :** Application of Nicholas Adragna for a Removal Permit for Three Units - The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family

Purchased May 2005 – Purchased vacant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One located at 11 Belknap Street and a Removal Permit for Unit Two and Unit Three located at 15 Belknap Street – location 11-15 Belknap Street.

**239 Summer Street:** Application of James Gogos, a Removal Permit for Two Units – Attorney Bruce Embry, 5 Cambridge Parkway, Cambridge, Ma represented the applicant - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family – Purchased July 2005 – Purchased vacant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 239 Summer Street.

**57-63 Hinckley Street:** Application of Chiccarelli Real Estate – Rita Lamberges-Tomes, a Removal Permit for Unit 63 – 1-Attorney Adam Dash, One Davis Square, Somerville, MA represented the applicant - The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Units – Purchased 1984

Three Units received removal Permits November 2004

Letter enclosed from former tenant.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 63-1 located at 57-63 Hinckley Street.

**8-10 Landers Street:** Application of Elaine Kakambouras for a Removal Permit for Unit Three- The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Three Family – Purchased 1983

Seeking a Removal permit for Unit Three located at 10 Landers Street.

Affidavit from tenant in this Unit.

Also enclosed are copies of notices sent to the other two Units.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Three located at 10 Landers Street – location 8-10 Landers Street.

**7-7A Sargent Avenue:** Application of Michael J. Foley for a Removal Permit for Four Units – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

One lot with 2 Dwellings each Dwelling containing 2 Units.

Purchased June 2005 – Both Dwellings were vacant upon purchase.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 7 Sargent Avenue and Unit One And Unit Two located at 7A Sargent Avenue – location 7-7A Sargent Avenue.

**1011-1013 Broadway** Application of Ian Buell, Jennifer Walsh, Brendan Crowley and Elizabeth Crowley a Certificate of Exemption for Two Units - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased September 2004

Unit One and Unit two are Owner occupied.

Letters enclosed from the owners.

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption to Unit One located at 1011 Broadway and Unit Two located at 1013 Broadway – location 1011-1013 Broadway.

**148-150 School Street:** Application of Donald T. Davis for a Certificate of Exemption for the Unit located at 148 School Street and a Removal Permit for the Unit located at 150 School Street – Attorney Emanuel John Markus, 43 Thorndike Street, Cambridge, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1997

Unit located at 148 School Street – owner occupied

Unit located at 150 School Street - vacant for 2 years – under renovation – letter enclosed from prior tenant.

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for the Unit located at 148 School Street and a Removal Permit for the Unit located at 150 School Street – location 148-150 School Street.

**98 Hancock Street:** Application of Shirley Li, a Removal Permit for Two Units – The \$1,000.00 application fee has been paid and no real estate taxes, or water bills are owed to the City.

Two Family – Purchased December 2004 – Purchased vacant.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 98 Hancock Street.

**21,23,25,27 Prescott Street:** Application of 40-42 Highland Avenue Realty Trust – Victor M. Kaufman, a Removal Permit for Unit 25-1– The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Twelve Unit building – Ten Units have already been converted

Letter enclosed from Trustee.

If approved One Unit remains to be converted.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 25-1 located at 21-27 Prescott Street.

**30-32 School Street:** Application of David Winick and David Matteo for a Certificate of Exemption for Unit One located at 32 School Street and a Removal Permit for Unit Two and Unit Three located at 30 School Street - The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased May 27, 2005

Previous owner vacated upon sale of property.

On a motion duly made and seconded, it was

**VOTED:** to grant a Certificate of Exemption for Unit One located at 32 School Street and a Removal Permit for Unit Two and Unit Three located at 30 School Street – location 30-32 School Street.

**4-6 Banks Street:** Application of Gary Gilbert a Removal Permit for Unit Two at 6 Banks Street – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased October 15, 2004

Unit 1 and Unit 3 converted November 2004

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Two located at 6 Banks Street – location 4-6 Banks Street.

**6-8 Whitman Street:** Application of Bryan A. Wood for a Removal Permit for Two Units - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family

Letters enclosed from owner

Copies of e-mails from tenants to owner.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Unit located at 6 Whitman Street and a Removal Permit for the Unit located at 8 Whitman Street – location 6-8 Whitman Street.

**200 Central Street:** Application of W. Mark Stafford for a Removal Permit for Two Units - The 1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased July 6, 2005 – Purchased vacant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 200 Central Street.

**20 Pearson Road:** Application of John Cortizas and Kurt Miller, for a Removal Permit for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased June 30, 2005 – Purchased vacant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 20 Pearson Road.

**50 Craigie Street:** Application of Charles Guleserian and David Gallagher for a Removal Permit for Nine Units - The \$4,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Thirty-Three Unit Building – Purchased 1984

Unit 3 – signed form – did not wish to renew lease – moved back to their home country

Unit 7 – signed form not renewing lease

Unit 10 – signed form not renewing lease

Unit 11- bought condo on Elm Street

Unit 15 – signed form not renewing lease – moving out of state

Unit 20 – signed form not renewing lease – moved back to New York

Unit 26 – Moving end of August – renewed only for 1 month – did not want to renew for entire year.

Unit 30 – did not wish to renew – letter from owner also

Unit 33 – moved to Illinois

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Units 3-7-10-11-15-20-26-30 and 33 located at 50 Craigie Street.

**15 Waldo Avenue** Application of Marc Resnick for a Removal Permit for Unit One and Unit Two - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased December 2004 – Unit 3 vacant upon purchase

Unit Three converted March 2005

Letters enclosed from tenants in both Units stating they did not wish to renew their leases.

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 48 Ware Street.

**62-64 Dimick Street – 5-7 Waldo Avenue (corner property):** Application of Marc Resnick for a Removal Permit for Two Units - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Fifteen Units – Purchased December 2004 – Six Units already converted.

Letter from tenant in Unit 4

Letter enclosed concerning Unit 6 – also copy of returned certified letter

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit Four and Unit Six located at 62-64 Dimick Street location 62-64 Dimick Street -5-7 Waldo Avenue (corner property).

**40-42 Burnside Avenue:** Application of Jeremiah Hurley, John Hurley, Joseph Hurley and William Hurley for a Removal Permit for the Unit located at 40 Burnside Avenue and a Certificate of Exemption for the Unit located at 42 Burnside Avenue- Attorney Anthony Troiano, One Thompson Square, Charlestown, MA represented the applicants- The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 1990

Letter enclosed from tenants in Unit at 42 – Purchasing their Unit

Unit at 40 was occupied by owners' mother who went into a nursing home.

On a motion duly made and seconded, it was

**VOTED:** to grant a certificate of Exemption for the Unit located at 42 Burnside Avenue and a Removal Permit for the Unit located at 40 Burnside Avenue – location 40-42 Burnside Avenue.

**396-400 Washington Street:** Application of Enrique Darer for a Removal Permit for Two Units – Holly Daniels, 39 Brighton Avenue, Boston, MA represented the applicant - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Fourteen Unit Building – Nine Units have already been converted

Letter enclosed from Management Company regarding these Two Units

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 301 and Unit PH3 located at 400 Washington Street – location 396-400 Washington Street.

**33 Summer Street – 2-4 Putnam Street (corner property)** Application of Park Place Condominiums for a Removal Permit for two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Ten Unit Building – Purchased April 2005 – 7 Units already converted

Affidavits enclosed from tenants in Units 1 and 6

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One at 4 Putnam Street and Unit Six at 33 Summer Street – location 33 Summer Street – 2-4 Putnam Street.

**112-116 Sycamore Street:** Application of 112-116 Sycamore Street LLC for a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, Ma represented the applicants - The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Buildings – purchased February 2005 – total 29 Units

7 Units already converted

Affidavit enclosed from tenant in Unit 28  
Letter enclosed stating status of Unit 21 and 27

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 21, 27 and 28 located at 116 Sycamore Street – location 112-116 Sycamore Street.`

**37-39 Sterling Street:** Application of Carlos Moran, Robert Littlefield and Stephen Moran for a Removal Permit for Two Units, Attorney Richard DiGirolamo, 424 Broadway, Somerville, Ma represented the applicants - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased May 2005 -

Tenant in Unit at 37 vacated without notice – Unit at 39 vacant at purchase

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for the Unit located at 37 Sterling Street and the Unit located at 39 Sterling Street – location 37-39 Sterling Street.



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**8-10 Silvey Place:** Application of Tareq Chehab for a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three family – Purchased May 17, 2005

Purchased vacant

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One located at 8 Silvey Place and a Removal Permit for Unit Two and Unit Three located at 10 Silvey Place- location 8-10 Silvey Place.

**7 Lewis Street:** Application of Bonnie Walz and Celia Halstead a Removal Permit for Two Units– The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased 1981

Seeking 2 Removal Permits

Copy of letter enclosed –sent to tenants in Unit 3 notifying them of conversion August 2006

Unit 1- Students moved June 30, 2005 –moved out of state  
Unit 2 – Students – lease – has been vacant since November 2004

On a Motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit One and Unit Two located at 7 Lewis Street.

**70 Park Street:** Application of Aroli Realty Trust, for a Removal Permit for Unit 44 – Attorney Richard DiGirolamo, 424 Broadway, Somerville, Ma represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

24 Unit Building – 21 Units have already been converted

Letter enclosed from tenant in Unit 44

On a motion duly made and seconded, it was

**VOTED:** to grant a Removal Permit for Unit 44 located at 70 Park Street.

**31-33 Hawthorne Street:** Application of Coleman Keane for a Removal Permit for the Unit located at 33 Hawthorne Street-

This is a Two Unit building – in August 2004- Mr. Coleman Keane came before the Board and requested a Removal Permit for the Unit located at 33 Hawthorne Street- in error a removal Permit was issued for Unit 31- Mr. Keane would now like to sell the Unit located at 31 Hawthorne Street as a Condominium – he will be coming before the Board shortly to do so

On a motion duly made and seconded, it was

**VOTED:** to rescind the Removal Permit for the Unit located at 31 Hawthorne Street and grant a Removal Permit for the Unit located at 33 Hawthorne Street – location 31-33 Hawthorne Street.

The Commissioners also discussed the packets they had received -regarding possible changes to the Condominium Ordinance- the Ordinance would be submitted to the Board of Alderman for their Approval- The Commissioners also had a few questions regarding certain wording in the Ordinance regarding- housing cooperatives Articles of organization –the Commissioners asked if they might meet with Attorney Anne Thomas for clarification- a meeting was to be arranged - the Commissioners also were in agreement with the new proposed application-

**MINUTES: On a motion duly made and seconded, it was**

**VOTED: To accept the minutes of the July 25, 2005**

**There being no further business to come before the Board, the Meeting was adjourned.**

**The next scheduled Meeting will be Monday September 26,2005**

Respectfully Submitted

Mary Walker